



**7357 INTERNATIONAL
PLACE**

SARASOTA, FLORIDA 34240

PROPERTY HIGHLIGHTS

- ±1,416 SF flex office/warehouse condo
- Located south of University Parkway in Lakewood Ranch
- Convenient access to I-75 and major corridors
- Ideal for service, storage, or light industrial users



DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	19	97	705
Total Population	50	247	1,679
Average HH Income	\$148,437	\$147,471	\$151,492

For More Information

BRIAN SEIDEL

CCIM - Broker Associate
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SARASOTA, FL 34240



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Available SF:	1,416 SF
NNN:	\$6.26
Zoning:	PCD

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 7357 International Pl #103, Sarasota, FL

Property Type: Flex Office/Warehouse Condo for Lease

Property Size: ±1,416 SF

This flex office/warehouse condo offers a functional layout designed to support a variety of business operations, combining office space with warehouse capabilities. Located just south of University Parkway in the Lakewood Ranch area, the property benefits from a highly desirable and growing commercial corridor with convenient access to major roadways.

Positioned near University Parkway, I-75, and surrounding retail and business hubs, this location provides excellent accessibility for both employees and clients.

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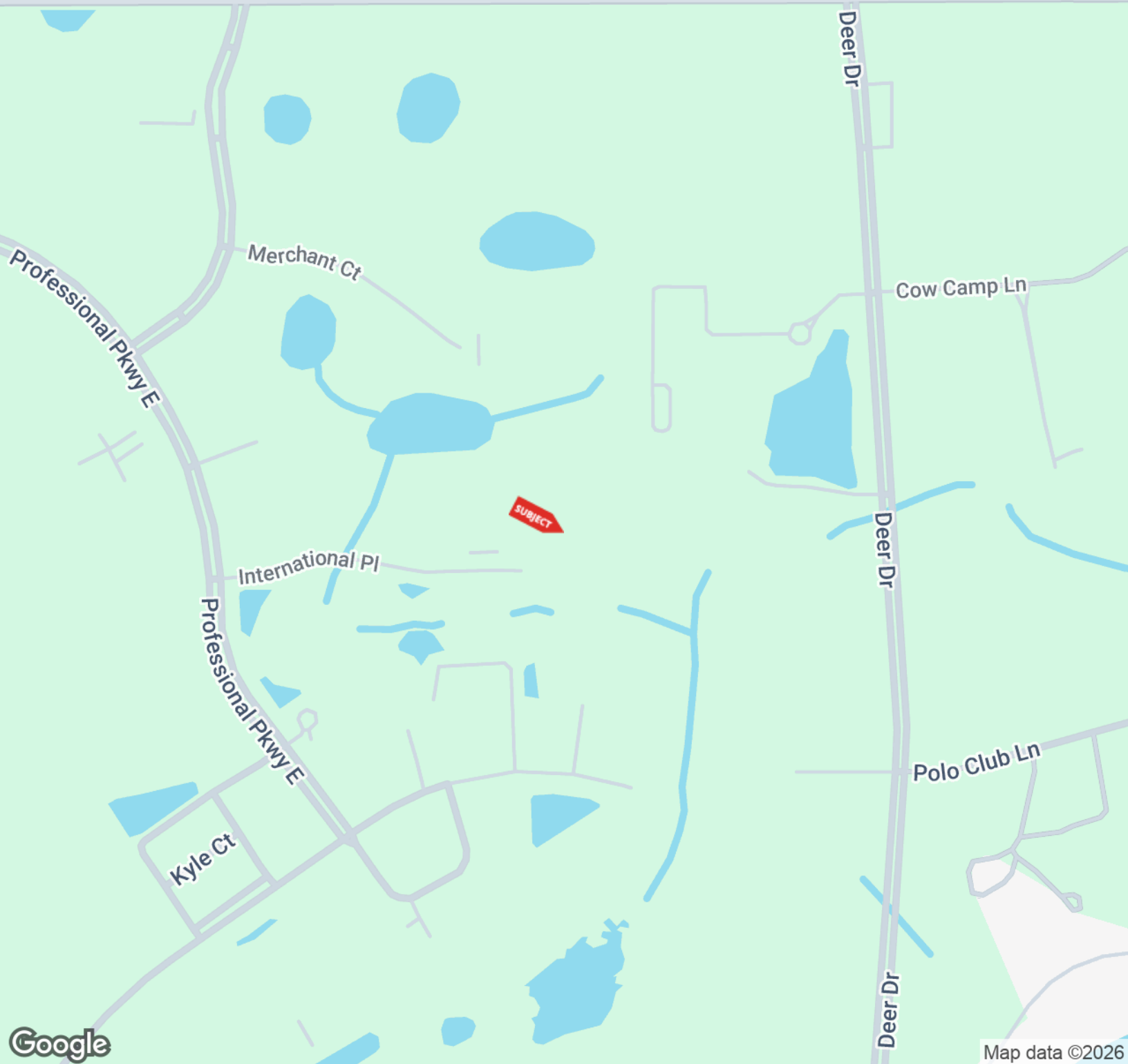


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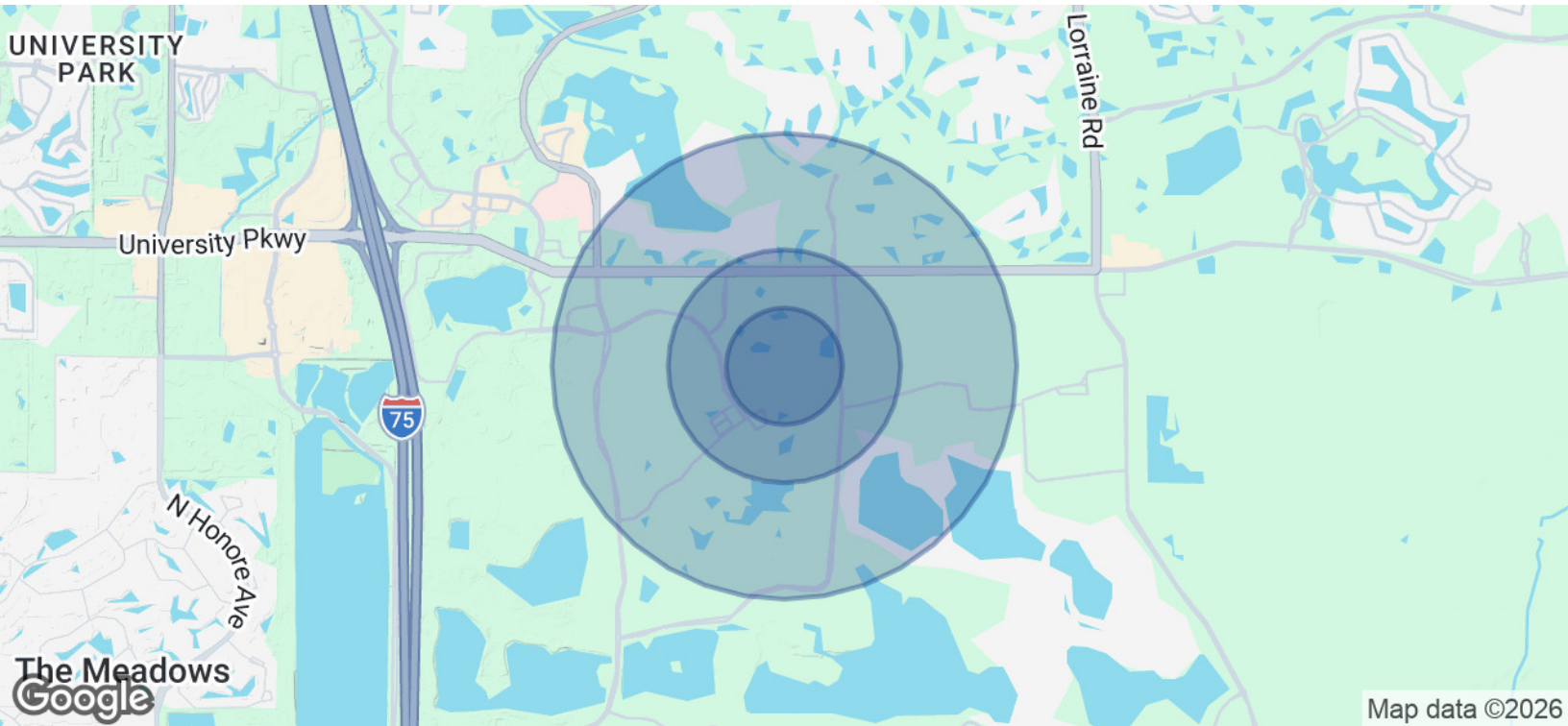


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	50	247	1,679
Average Age	58.0	59.0	63.4
Average Age (Male)	56.8	58.3	63.3
Average Age (Female)	58.0	57.9	61.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	19	97	705
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$148,437	\$147,471	\$151,492
Average House Value	\$770,257	\$731,644	\$670,644

2023 American Community Survey (ACS)

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